



**2 SUN STREET  
CONONLEY**



**AN IMPECCABLE EXTENDED 3 BEDROOMED  
END TOWN HOUSE WITH A BEAUTIFUL  
PRIVATE GARDEN & EXCELLENT PARKING  
SITUATED ON A SMALL CUL-DE-SAC CLOSE  
TO THE VILLAGE CENTRE**

**PRICE: £385,000**

8 Main Street, Cross Hills, Keighley BD20 8TB  
Tel: 01535 637 333    [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)







Constructed approximately 30 years ago, this stone built end town house forms part of a **small quiet cul-dec, pleasantly tucked away but also within a stone's throw of the village centre and comfortable walking distance of the train station.**

The property has been **thoughtfully extended to circa 1150 sq ft** briefly comprising: a Hallway with Cloakroom, generous Kitchen, **fabulous open plan Sitting Room, Garden Room & Dining Room** and a **ground floor Shower Room/Utility**, being complemented by **3 well proportioned first floor Bedrooms** with lovely views and a **contemporary House Bathroom.**

Cononley is a highly regarded semi-rural village, known for being **well connected via the Airedale trainline between Skipton & Leeds** and for having a **sought after primary school, a corner shop, a well maintained park, 2 friendly pubs and a variety of popular country walks from the doorstep.**

**Having excellent driveway parking for 3 cars (plus a further space in the courtyard) and a beautiful landscaped garden**, this impressive family home **must be seen to be fully appreciated** and in detail comprises:

Composite door to:

**HALLWAY:** 15'4" x 6'3" with Karndean flooring, cloaks cupboard, vertical radiator and open staircase to the first floor with store under.

**CLOAKROOM:** with low suite w.c, wash hand basin with cupboard under, tiled floor, half panelled walls, fitted cupboard and window with frosted glass.

**KITCHEN:** 11'5" x 10'0" with range of units, contrasting worktops, stainless steel sink & drainer, oven & grill, integrated fridge & freezer, integrated dishwasher, extractor fan, ceiling downlights and cupboard housing the Ideal combination boiler.



**SITTING ROOM:** 16'8" x 13'0" with Karndean flooring, vertical radiator and open plan layout to the extended garden room & dining room.



**GARDEN ROOM:** 15'4" x 8'9" with Karndean flooring vertical radiator, 2 Velux windows and sliding glazed doors & windows to the garden.

**DINING ROOM:** 12'1" x 7'7" with matching flooring, rear window Velux window and ceiling downlights.



**SHOWER ROOM / UTILITY:** 14'5" x 10'9" with matching flooring, tiled shower enclosure, combined low suite w.c and wash hand basin with display sill & cupboard under, ladder radiator, window with frosted glass and utility cupboard with concealed space for washer & fitted shelves.



#### TO THE FIRST FLOOR

**LANDING:** 8'1" x 6'2" with ladder access to attic space, ceiling downlights and light tunnel.



**BEDROOM 1:** 11'4" x 10'1" with range of fitted furniture including wardrobes, drawers, dressing table and bedside tables/drawers.

**BEDROOM 2:** 13'2" x 8'6" with view over the rear garden and towards Bluebell Woods.



**BEDROOM 3:** 10'0" x 7'1" with similar views.



**HOUSE BATHROOM:** 6'1" x 6'0" with 3 piece suite comprising panelled bath with dual head shower over & glass screen, combined low suite w.c and wash basin with display sill & cupboard under, chrome towel radiator, illuminated mirror, tiled walls & floor, extractor fan, ceiling downlights and window with frosted glass.

#### TO THE OUTSIDE

A very generous driveway provides parking for 3 cars and there is a further designated space in the courtyard.

There is a small flagged sitting out area to the front and a gravelled path to the gable end giving access to a superb rear garden which includes: a lawn, 2 flagged patios, a timber shed and established shrubs; the whole being securely enclosed and providing a good degree of shelter & privacy.

*Note: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract.*



**SERVICES:** Mains water, drainage, gas and electricity are connected to the property. The heating/electrical appliances and any fixtures and fittings included in the sale have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

**COUNCIL TAX:** Verbal enquiry reveals that this property has been placed in Council Tax Band D.

**POST CODE:** BD20 8NE

**TENURE:** The property is freehold and vacant possession will be given on completion of the sale.

**VIEWING:** Please contact the Selling Agents, Messrs. Wilman and Wilman, 8 Main Street, Cross Hills, BD20 8TB (01535) 637333.

**PRICE:** £385,000

**VISIT OUR WEBSITE:** [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)

